

Thursday, September 17, 2020

Minutes of the Area C Advisory Planning Commission held on September 17, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 7:20 pm.

MINUTES

Present:

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|------------------|-----------------|---|
| Chair: | D. Pacholuk | Area C Advisory Planning Commission |
| Director: | E. Grieve | Puntledge/Black Creek (Area C) |
| Member: | K. Keylock | Area C Advisory Planning Commission |
| | M. Larock | Area C Advisory Planning Commission |
| | G. Gordon | Area C Advisory Planning Commission |
| | L. Krainer | Area C Advisory Planning Commission |
| | M. Presley | Area C Advisory Planning Commission |
| | B. Thompson | Area C Advisory Planning Commission |
| | C. Goldscheider | Area C Advisory Planning Commission |
| | P. Gibson | Area C Advisory Planning Commission |
| Staff: | T. Trieu | Manager of Planning Services |
| | J. MacLean | Rural Planner |
| | D. Thiessen | Planner |
| | A. Mullaly | Senior Manager of Sustainability and Regional Growth Strategy |
| | J. Martens | General Manager of Corporate Services |

ATTENDANCE

With the exception of D. Pacholuk, M. Presley, B. Thompson, P. Gibson and L. Krainer, all members participated via electronic means.

D. Thiessen, Planner, attended via electronic means.

CALL TO ORDER AND RECOGNITION OF TRADITIONAL TERRITORIES

The Chair acknowledged that the meeting was being held on the unceded traditional territory of the K'ómoks First Nation.

RECEIPT OF MINUTES

P. Gibson/B. Thompson: THAT the minutes of the Area C Advisory Planning Committee meeting held August 13, 2020 be received

Carried

REPORTS

DEVELOPMENT VARIANCE PERMIT - 4218 FORBIDDEN PLATEAU ROAD (NICHOL)

D. Thiessen, Planner, provided an overview of the memorandum dated August 13, 2020 regarding Development Variance Permit application DV 2C 20, for a property located at 4218 Forbidden Plateau Road (Nichol) to increase the maximum allowable floor area for accessory buildings, from 300 square metres to 345 square metres

Judy Nichol, applicant, attended the meeting via electronic means.

C. Goldscheider joined the meeting at 7:38 pm via teleconference.

M. Larock/B. Thompson: THAT the Area C Advisory Planning Commission support the Development Variance DP 2C 20 application for 4218 Forbidden Plateau Road (Nichol) as proposed in the memorandum dated August 13, 2020 for the following reasons:

- Second story of the building is largely an attic and mezzanine as explained by applicant.
- The proposal does not conflict with the residential policies outlined in the bylaws because a variance only increases the size of the maximum allowable floor area from 300 to 345 m².
- The footprint and the shape of the building will not change.
- The construction area occurs within the building envelope.
- The overall building is conforming to the property and Plateau Creek that transects the property.

Carried

OFFICIAL COMMUNITY PLAN AND REZONING APPLICATIONS – 3L DEVELOPMENTS INC.

M. Presley declared a conflict of interest, due to his former work with the applicant and left the meeting at 7:37pm.

The committee discussed the memorandum dated July 6, 2020 regarding an Official Community Plan (OCP) and zoning bylaw amendments proposed by 3L Developments Inc. to develop their lands with 780 housing units.

The applicant's consultant, Rob Buchan, attended the meeting via electronic means.

B. Thompson/K. Keylock: THAT the Area C Advisory Planning Commission support the Comox Valley Regional District's (CVRD) continued efforts to discuss and negotiate the proposed development by 3L Developments Inc., as outlined in the memorandum dated July 6, 2020, in order to secure the greenway and ecological values of the Puntledge River, without compromising the principles that are the foundation of the Regional Growth Strategy;

AND FURTHER THAT the APC recommends that the CVRD and 3L Developments Inc. pursue resolutions to the following questions:

1. Who pays for the following once ownership of the river and riparian occur:

- the liability in the river and riverbed,
- the insurance costs
- the cost to taxpayers if the project fails?

2. Once the amenity land is acquired by the CVRD, will the ownership of the river and riparian be

transferred to the provincial government?

3. What constraints and conditions would the CVRD require of the proponent during the discussion, hearing and permitting phases of the 3L development?

4. What is the authority of the CVRD to change the OCP?

5. What will the CVRD ask for in that development process?

6. What are the plans for accommodating existing essential community services such as, schools, bus transportation, emergency medical services, and fire protection?

7. What are the plans to address services such as, source of drinking water, sewer, hydro, and road access corridors?

8. Considering the potential cost and impact of the development over time, what are the possibilities for the CVRD to secure a bond, or other form of security for the CVRD on the development?

Carried *NAY: G. Gordon, L.
Krainer, D. Pacholuk*

STATUS UPDATE ON APC RECOMMENDATIONS

Staff provided an update regarding Electoral Area Services Committee and board decisions related to APC recommendations

TERMINATION

B. Thompson/P. Gibson: THAT the meeting terminate.

Carried

Time: 8:44 pm

Confirmed By:

David Pacholuk, Chair

Recorded By:

Mike Larock, Recording Secretary

These minutes were received by the Electoral Areas Services Committee on the _____ day of October, 2020.